

**WAUKEGAN HOUSING AUTHORITY  
REGULAR MINUTES  
February 15, 2023**

The Board met via virtual board meeting on Wednesday, February 15, 2023 @ Waukegan Housing Authority, 215 S. Martin Luther King Jr. Ave., Waukegan, Illinois @ 5:30 p.m. Those present were as follows:

**This meeting was conducted via Zoom virtual group presentation due to COVID-19 and the State of Illinois being closed due to the Pandemic.**

**ROLL CALL**

**PRESENT**

**Eleanor Murkey  
Michelle Obleton  
Kittie Harden**

**ABSENT**

**Jesus Gerena  
Pauline Redd**

**ALSO, PRESENT**

**Charles Chambers, Executive Director  
Martin Walker, Attorney  
Celester Rodney, Director of Human Resources  
Sharful Haq, Director of Finance  
Damarixa Montoya, Supervisor of the HCV Program**

1. There being a quorum present, the Acting Chairman Eleanor Murkey called the meeting to order.
2. APPROVAL OF REGULAR MINUTES OF NOVEMBER 2022 REGULAR BOARD MEETING MINUTES. Motion by Harden and seconded by Obleton to approve Regular board minutes for November 2022. Passed and approved as written.
3. APPROVAL OF REGULAR MINUTES OF DECEMBER 28, 2022 SPECIAL BOARD MEETING MINUTES. Motion by Obleton and seconded by Harden to approve Special Board minutes for December 2022. Passed and approved as written.
4. EXECUTIVE DIRECTOR'S REPORT: Presented as written. Chambers took notice that Eleanor Murkey was honored for excellence as former dean of CLC as new building at the Lake Shore Campus was named in her honor. Motion by Obleton and seconded by Harden.
5. QUALITY CONTROL COORDINATOR REPORT: Report for November and December 2022, and January 2023 was submitted and placed on file for reference. There were no comments.
6. SECTION 8 REPORT FOR NOVEMBER AND DECEMBER 2022, AND JANUARY 2023: Reports for November 2022-January 2023 were submitted and placed on file for reference. There were no comments.

a) Motion to seat Jesus Gerena by Harden, seconded by Obleton, seated by unanimous oral vote @ 5:38PM.

7. HOUSING MANAGERS REPORT FOR NOVEMBER & DECEMBER 2022, JANUARY 2023: Reports for November 2022-January 2023 were submitted and placed on file for reference. It was noted that Director of Public Housing Jayne Pfeifer was retiring. Also, that 1 property manager remained and 1 maintenance technician.

8. DEVELOPMENT MANAGEMENT REPORT-BLUFFS AT SOUTH SHERIDAN FOR NOVEMBER & DECEMBER 2022, and January 2023: Reports were submitted as written and placed on file for reference. Chambers added that the development was almost done.

9. DEVELOPMENT MANAGEMENT REPORT- ARMORY TERRACE FOR NOVEMBER & DECEMBER 2022, and January 2023: Reports were submitted as written and placed on file for reference. Chambers added that this development will contain the new WHA office buildings and Board room, also each new development will have a children's center. Board should plan to tour all developments upon completion.

10. FSS COORDINATORS REPORT FOR NOVEMBER & DECEMBER 2022, and January 2023: Reports were submitted as written and placed on file for reference. There were no comments.

11. COMMUNITY OUTREACH REPORTS FOR NOVEMBER & DECEMBER 2022, and January 2023: Reports were submitted as written and placed on file for reference. There were no comments.

12. TENANTS OWING ONE OR MORE MONTHS RENTS: Reports were submitted and placed on file for reference. There were no comments.

13. VACANCY REPORTS: Reports submitted as written and placed on file for reference. Chambers is looking for new units to lease and asking Housing Authority to expand to new jurisdictions. Murkey asked for clarification as to whether we can only look in Illinois. Chambers stated we may be able to expand but it's up to HUD. Chambers also reported that Rita Mayfield had toured the new units and stated they were amazing.

14. WAUKEGAN HOUSING DEVELOPMENT CORPORATION UPDATES: Reports submitted as written and placed on file for reference.

Motion to accept reports and updates as written and otherwise presented by Gerena, seconded by Harden.

Roll Call:

AYES

NAYS

Eleanor Murkey

Michelle Obleton

Kittie Harden

Jesus Gerena

Motion Passed and approved.

15. NEW BUSINESS:

A: APPROVAL OF CASH RECEIPTS FOR NOVEMBER & DECEMBER 2022, and January 2023.

Motion by Harden and seconded by Gerena. Motion Passed and approved.

Roll Call:

AYES NAYS

Eleanor Murkey  
Michelle Obleton  
Kittie Harden  
Jesus Gerena

B: APPROVAL OF MONTHLY DISBURSEMENTS FOR NOVEMBER & DECEMBER 2022, and January 2023. Motion by Obleton and seconded by Harden. Motion Passed and approved.

Roll Call:

AYES NAYS

Eleanor Murkey  
Michelle Obleton  
Kittie Harden  
Jesus Gerena

C: APPROVAL OF RESOLUTION 01-WHA-23 IN RECOGNITION & CONGRATULATIONS ELEANOR MURKEY CENTER. Motion by Gerena seconded by Obleton. Motion passed and approved.

Roll Call:

AYES NAYS

Eleanor Murkey  
Michelle Obleton  
Kittie Harden  
Jesus Gerena

D: APPROVAL OF RESOLUTION 02-WHA-23 SEMAP CERTIFICATION. Chambers explain that the SEMAP certification is completed annually every February and is required. Motion by Harden seconded by Obleton. Motion passed and approved.

Roll Call:

AYES NAYS

Eleanor Murkey  
Michelle Obleton  
Kittie Harden  
Jesus Gerena

16. AUDIENCE PARTICIPATION: None

17. COMMISSIONERS TIME: Questions were asked as to the 200 Julian project and receivership. It was reported that the case was closed in November and the parties had settled excluding the WHA as we were not a party to the lawsuit, merely prepared to act as receiver as desired by the City of Waukegan.

18. ADJOURMENT: Motion by Obleton and seconded by Harden to adjourn.

Roll Call:

AYES

NAYS

Eleanor Murkey  
Michelle Obleton  
Kittie Harden  
Jesus Gerena

Motion Passed.

Charles J. Chambers, Jr.  
Executive Director

Eleanor Murkey  
Vice Chairman

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